

NEWSLETTER

SUNSET BAY VILLAS

Life is better by the bay

BOARD MEETING

The next Board Meeting will be held Monday 12/16 at 6:00 under the gazebo. All residents are encouraged to attend.

HOLIDAY REMINDERS

Please remember to adhere to the rules of the dumpster area. No large items are to be placed in front, to the sides, or behind the dumpster. Large items must be disposed of by the owner at an appropriate facility. When HOA has to remove abandoned items, we have to use your HOA fees to pay for the removal.

Please also remember that boxes must be broken down. Fines have been issued and will continue to be issued for failure to follow the rules. (Large signs are posted by the dumpsters.)

Additionally, please adhere to the rules and regulations when hanging Christmas decorations. Fines will be issued to owners who fail to comply. All decorations must be removed by 1/2/20.

LANDSCAPING REPORT

You have probably noticed the flags throughout the common grassy areas. We are preparing to aerate the soil so that we can reseed areas that are bare. The flags mark sprinkler heads so the landscaping crew are aware of their placement.

PARKING REMINDER

Residents are encouraged to park in their driveways/garages. Vehicles left in overflow parking areas for 10 days or more will receive a parking violation and will be subject to towing.

BRRRRR....PIT AND TUB

Break out the marshmallows! The Board has purchased a community fire pit located between the gazebos. Residents are encouraged to use the fire pit, but are asked to clean up after use. This includes stacking wood, cleaning out the pit as needed, and keeping the fire pit between the gazebos (fire hazard if placed elsewhere). Firewood donations are happily accepted!

We are happy to announce that the hot tub has received a new heart (or motor)! The pool maintenance team has been working nonstop on making sure our "winter pool" is up and running. Enjoy!

FIRE HAZARDS

Charcoal or gas grills must be placed away from the buildings. This also includes any open flame (tiki torches/lanterns/etc.) Owners who do not follow rule #21 (see below) will be fined.

"21. Nothing shall be done or kept in any unit or in the common elements which will increase the rate of insurance of the building or contents thereof. No unit owner will maintain any open fire or flame, specifically charcoal barbecue grills or gas grills on any balcony, terrace, or patio. The City of Daphne Fire Law has restrictions regarding the type of grill that can be used and stored on your balcony. Gas and charcoal grills are not permitted. Electric grills are permitted."

FINANCIAL NEWS

The accounting firm is working on our tax return. Therefore, the September financial statements will not be available until the taxes are filed. The Board is in the process of changing accounting firms. Information will be emailed to all owners.

A judgement has been obtained against one delinquent owner and legal actions are forthcoming against two other owners. Fines have been assessed to owners who have not complied to the rules of the HOA.

ELEVATOR UPDATE

A new motor has been found for broken elevator (#16). It should arrive next week, and will be installed as soon as possible. Please remember that all doors must be closed for the elevators to work. Also, no furniture or heavy items are to be placed in the elevators.

MAINTENANCE & REPAIR

Exterior security light upgrade: 34 wall mounted and 22 stairwell mounted lamps have been upgraded to all metal housings with glass shields. The bulbs are long-life yellow LEDs to minimize insect and spider attraction. Additional lamps will be added throughout the complex in current dark areas. Furthermore, there are plans to upgrade the 8 lampposts from fiberglass to cast aluminum and add 4 more lampposts at unused utility boxes. These upgrades provide additional safety and security while improving the appearance of Sunset Bay. Water Pressure

Regulators: If you have not inspected and/or replaced your water pressure regulator, we urge you to not delay. As a rule, if you have not inspected or replaced your regulatory in the last 5 years, it is time to take action. The Board has negotiated a fair rate with a local plumber for replacement provided all affected owners in each building can schedule work at the same time. This cuts down on trips and keeps costs low. If you and your neighbors are interested, please contact the Board. Please remember, preventing leaks is everyone's responsibility.

Balcony weather seal: Units with balconies facing the Yacht Club and retention pond that have not pressure washed and painted to date are urged to do so before cold weather sets in. The Board will provide the weather seal and boards if deteriorated. If you prefer, we can weather seal your balcony for a reasonable fee. Please contact the Board for any paint, materials, disposal or labor

Planned projects: We continue to evaluate the following: repair road sinkholes to alleviate ponding water in front of buildings 6, 7, 11 and 12; and replacement of deteriorating roofing screws and bootjacks.

CONTRACTORS

List of contractors used by residents and the Board in the past.

List of Local Contractors

L5 Services, LLC (Lincoln) phone: 630-917-1919

Elite Custom Spaces (Dennis Means) phone: 251-979-3845

Affordable Service (Isaac Curry) phone: 251-643-4274

Bama Construction & Painting (James Hartzog) phone: 251-321-1464